

Case #836



TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 x1190 • FAX (508) 839-4602
www.grafton-ma.gov

RECEIVED
SEP 11 2017
Zoning Board of Appeals

RECEIVED TOWN CLERK
GRAFTON, MA

**ZONING DETERMINATION
TO BE COMPLETED BY APPLICANT**

NAME RICHARD AND MARY BARNARD
STREET 2 SARTELL ROAD CITY/TOWN GRAFTON
STATE MA ZIP 01519 TELEPHONE 774-287-6135
NAME OF PROPERTY OWNER (if different from Applicant) SAME

SITE INFORMATION

STREET AND NUMBER 2 SARTELL ROAD
ASSESSOR'S MAP(S) 74.0 LOT #(S) 64.0
LOT SIZE 5598 SF FRONTAGE 60.24'
CURRENT USE SINGLE FAMILY RESIDENCE
PROPOSED USE addition of garage as depicted in site plan dated 8/8/2017 Rod Carter Associates land surveyors

TO BE COMPLETED BY THE ZONING ENFORCEMENT OFFICER

The project is zoned (check all that apply)

<input type="checkbox"/> A - Agricultural	<input type="checkbox"/> RMF - Residential Multi-Family	<input type="checkbox"/> I - Industrial
<input type="checkbox"/> R40 - Residential 40,000 sf	<input type="checkbox"/> NB - Neighborhood Business	<input type="checkbox"/> OLI - Office / Light Industry
<input checked="" type="checkbox"/> R20 - Residential 20,000 sf	<input type="checkbox"/> CB - Community Business	<input type="checkbox"/> FP - Flood Plain

Overlay Districts

<input type="checkbox"/> WSPO - Water Supply Protection Overlay District	<input type="checkbox"/> FSGOD - Fisherville Smart Growth Overlay District
<input type="checkbox"/> CDO - Campus Development Overlay District	<input type="checkbox"/> PDSOD - 43D Priority Development Overlay District

The proposed use is:

- ☐ Permitted in the zone(s)
☐ Conditionally permitted in the zone(s)
☐ Not permitted in the zone(s)

The proposal must be heard by the following Board:

- ☐ Planning Board
 ☒ Special Permit
 _____ Site Plan Approval Only
 _____ Other _____
☒ Zoning Board of Appeals

The dwelling was built in 1924 as per the board of assessors residential property record card. therefore in my opinion this structure and lot is pre-existing non-conforming. Pre-existing nonconforming structures or uses may be extended, altered, or changed only by special permit, provided that no such extension, alteration, or change shall be permitted unless the Zoning Board of Appeals finds that such extension, alteration, or change will not be substantially more detrimental than the existing nonconforming use to the neighborhood.

Zoning Enforcement Officer _____

Date: 9-11-2017

Grafton Zoning By-Law Section 4.3.6.2 Any person aggrieved by reason of his inability to obtain a permit or enforcement action from the Inspector of Buildings or other administrative officer under the provisions of this By-Law, or any person including an officer or board of the Town, aggrieved by an order of decision of the Inspector of Buildings, or other administrative officer, in violation of the provisions of Chapter 40A of the General Laws or any provision of this By-Law, may file an appeal in accordance with the provisions of Chapter 40A of the General Laws.